

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Major Revision to Preliminary Master Plan for Deep Lake PUD (Harvey Slayton and Susan Irelan, applicants)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West **CONTACT:** Jeff Hopper **EXT.** 7431

Agenda Date 9/03/03 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the requested major revision to a PUD Preliminary Master Plan for an 18.66-acre parcel located south of SR 426 and west of Deep Lake Road, per the attached amended development order (Harvey Slayton and Susan Irelan, applicants); or
2. Recommend DENIAL of the requested major revision to a PUD Preliminary Master Plan for an 18.66-acre parcel located south of SR 426 and west of Deep Lake Road; or
3. CONTINUE the item to a time and date certain.

District 1 – Maloy

Jeff Hopper-Senior Planner

BACKGROUND:

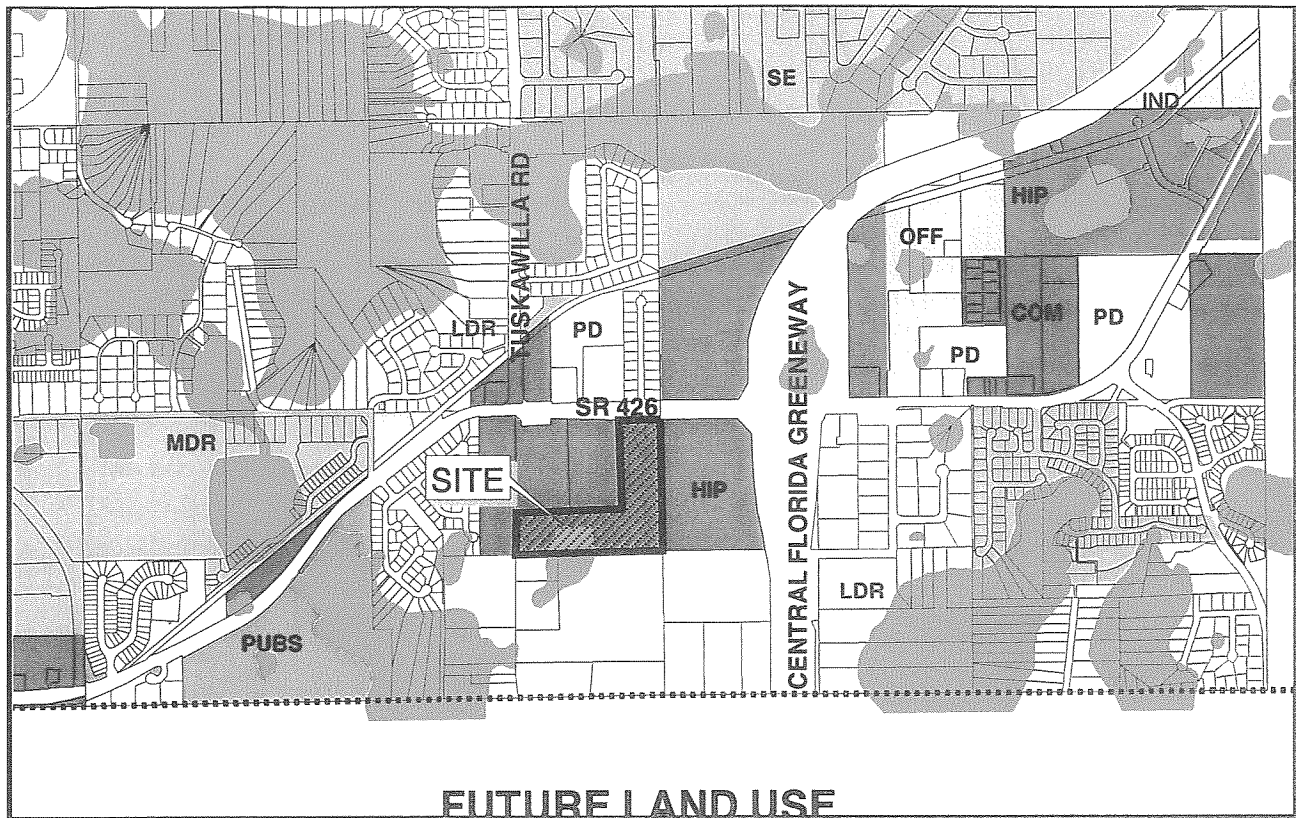
The applicants are proposing a major change to the Preliminary Master Plan for Deep Lake PUD, approved by the Board of County Commissioners in April, 2002, and located on 18.66 acres in the Higher Intensity Planned Development (HIP) land use designation. As compared to the original plan, the requested change involves an increase in residential density, a slight reduction in office-commercial land area, and relocation of retention to an off-site facility. In addition, the project entrance road is now shown as a shared access with the Clayton property to the east.

In revising the preliminary plan, the applicants are proposing an increase in the number of dwelling units from 65 to 129, for a net residential density of approximately 12.4 units per acre. Also,

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2002-008</u>

commercial/office land use has been reduced from 3 lots totaling 4.41 acres to 2 lots at 3.92 acres. Another significant change is the removal of a 1.65 acre dry retention/open space tract. Retention for Deep Lake would be provided on the site of the South Tuskawilla Property PUD to the south, an adjoining project with the same developer.

Staff has no objection to the new proposal as it is consistent with the HIP land use designation, and preserves all buffers and setbacks approved in the original plan.

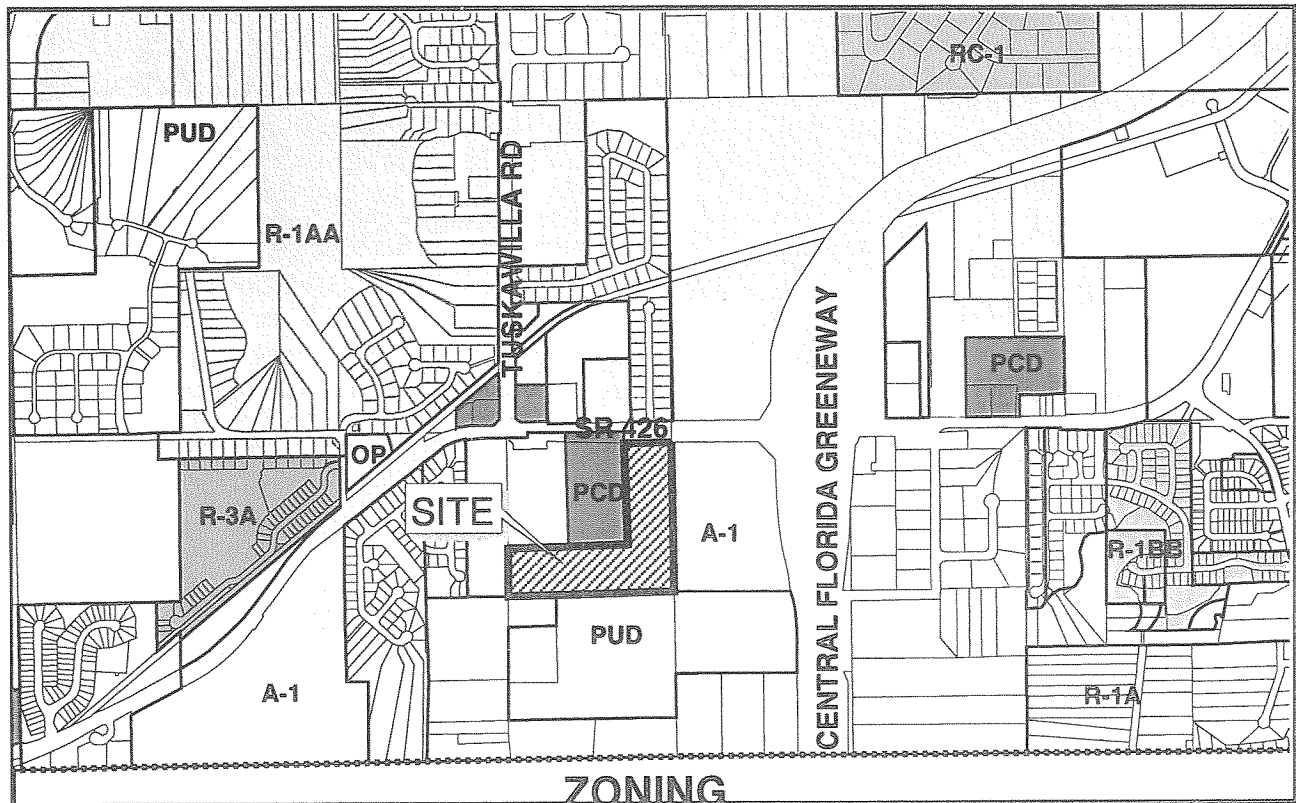


FUTURE LAND USE

Site
 Municipality
 COM
 LDR
 HIP
 SE
 PD
 MDR
 OFF
 IND

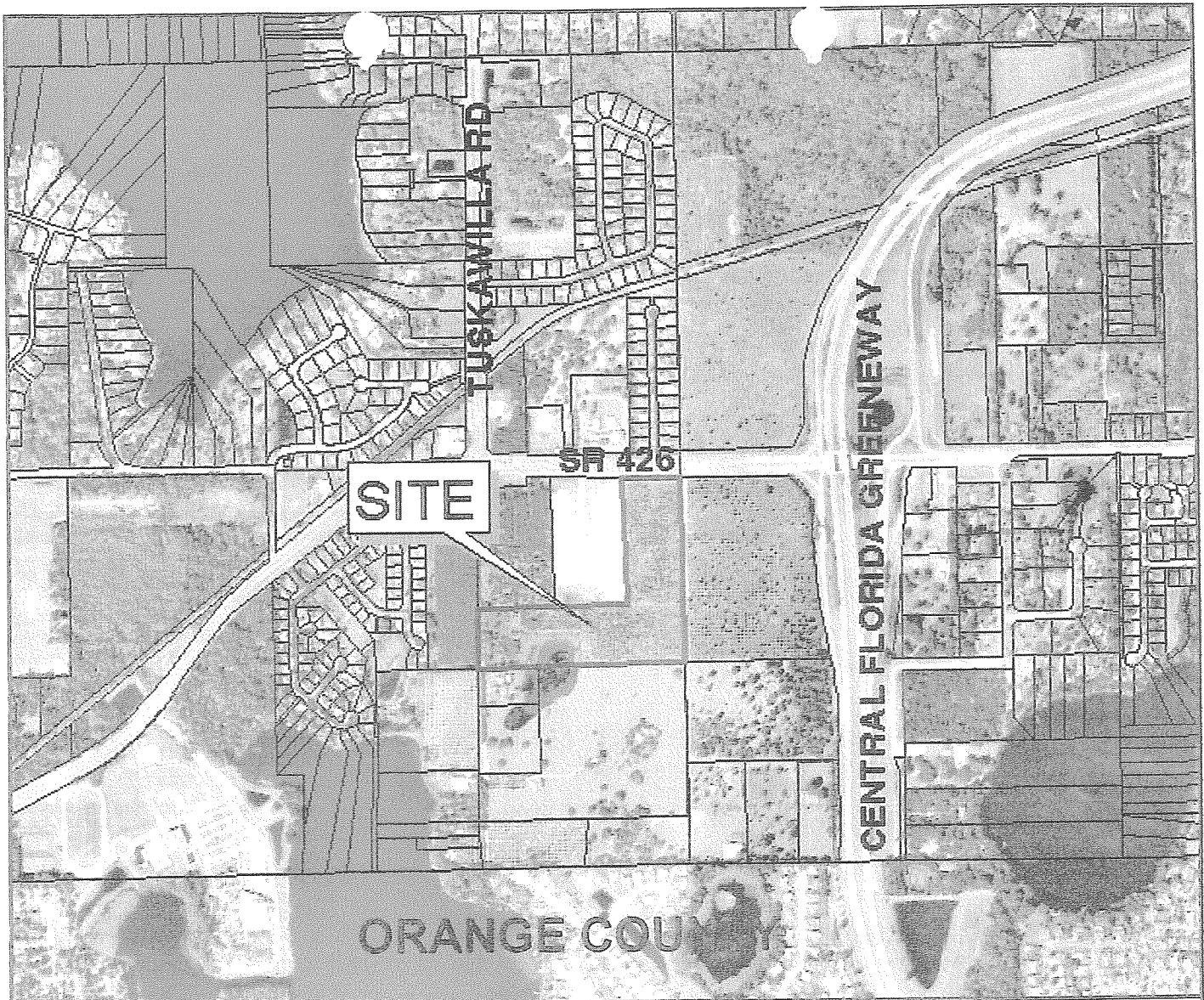
Applicant: Mr. Harvey Slayton & Ms. Susan S. Irelan
 Physical STR: 36-21-30-300-0250-0000
 Gross Acres: 18.66 BCC District: 1
 Existing Use: Timberland
 Special Notes:

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2002-008	A-1	PUD





ZONING

A-1
 R-1A
 R-1AA
 PUD
 OP
 PCD
 R-1BB
 R-3A
 RC-1



Rezone No. Z2002-008
From: A-1 To: PUD

-  Subject Property
-  Parcelbase

N



February 1999 Color Aerials

DEEP LAKE PUD

REQUEST INFORMATION		
APPLICANT	Harvey Slayton and Susan S. Irelan	
PROPERTY OWNER	Harvey Slayton and Susan S. Irelan	
REQUEST	Major Modification to PUD Preliminary Master Plan	
HEARING DATE (S)	P&Z: September 3, 2003	BCC: September 23, 2003
SEC/TWP/RGE	36-21-30	
LOCATION	South of SR 426 and east of S. Tuskawilla Road	
FUTURE LAND USE	High Intensity Planned Development (HIP)	
FILE NUMBER	Z2002-008	
COMMISSION DISTRICT	District 1 (Maloy)	

OVERVIEW

Zoning Request: The applicants are proposing a major change to the Preliminary Master Plan for Deep Lake PUD, approved by the Board of County Commissioners in April 2002. This project is located on 18.66 acres in the Higher Intensity Planned Development (HIP) land use designation. As compared to the original plan, the requested change involves an increase in residential density, a slight reduction in office-commercial land area, and relocation of retention to an off-site facility. In addition, the project entrance road is now shown as a shared access with the Clayton property to the east, in fulfillment of the Board's wishes as expressed at the April 2002 hearing.

The applicant is proposing a substantial revision to the Preliminary Master Plan approved for Deep Lake PUD last year. The plan approved at that time consisted of three lots for commercial and/or office use, totaling approximately 4.4 acres, and a fourth lot for townhouse development. On this lot, the preliminary plan submitted for review illustrated 65 residential units on 11 acres, for an overall density of 8.2 units per net buildable acre.

The present proposal consists of 129 dwelling units on 14 acres at a density of 12.4 units per net buildable acre. This is a slightly lower density than that of the adjoining Trinity Retail Center site, now known as Ashford Park. There will be minimal off-street parking, as each unit will include a garage.

All units will have 3 bedrooms and 2.5 baths, and will range in size from 1,303 to 1,495 square feet of living area. The applicant has supplied the following additional information:

- Base price of the units will range from \$116,000 to \$130,000
- All units will include a 1 car, front entry garage
- All buildings will have an exterior finish of stucco and earth toned paints
- Front walls will be staggered to create architectural relief
- All buildings will be landscaped by the developer and maintained by a homeowners' association.

Of major importance in this revision is the presence of a shared access road with the Clayton property adjoining to the east. An agreement has been reached between the applicants and the neighboring property owner to provide joint access and utilities for use of both Deep Lake and future projects on the Clayton land. This access will also serve the approved South Tuskawilla Road development immediately south of Deep Lake, and will benefit additional properties to the south of that. The BCC had expressed a strong concern that development south of 426 in this area should make use of an FDOT-approved future intersection to be located on the Clayton property, in order to ensure safety and efficient traffic flow.

Additional changes to Deep Lake, as compared with the original approval, include a reduction in dwelling unit size and removal of several landscaped retention areas. Commercial and office uses have been reduced from 4.41 acres in the original to 3.92 acres in the new proposal. General use facilities to be provided within open space areas now include a tot lot, pool, cabana, and tennis court. Also, a "passive recreation area" with bench seating will now be provided.

Retention for the site is now proposed to be located on the South Tuskawilla project to the south. This is allowable with appropriate easements and agreements tying the two developments together for stormwater management purposes.

This application is the third request to amend the PUD. The following table compares the current proposal with the original approval and the two subsequent proposals considered in the fall of 2002:

	Approved Preliminary MasterPlan	Proposed Revision 9/02	Proposed Revision 11/02	Proposed Revision 5/03
Number of townhouse units	65	180	133	129
Residential density (gross)	5.9 units/acre	13 units/acre	9.5 units/acre	9.2 units/acre
Residential density (net)	8.2 units/acre*	17.0 units/acre	12.7 units/acre	12.4 units/acre
Typical townhouse lot size	30' x 78'	18.5' x 53'	20' x 52'	20' x 59'
Residential Parking	individual garages	common parking lots	individual garages	individual garages
Commercial/office property	4.41 acres	3.15 acres	3.92 acres	3.92 acres
Recreational facilities	tennis court, pool	"sport court"	tennis court, tot lot, pool, passive recreation area	tennis court, tot lot, pool, passive recreation area
Retention facilities	landscaped retention areas	off-site retention	off-site retention	off-site retention
Setbacks/buffers	no change		no reduction, additional 20' on south buffer adjacent to Saliga property	

* estimate

Existing Land Uses: The existing zoning designations and land uses are as follows:

	Existing Zoning	Future Land Use
North	PUD, PCD, R-1AA	Higher Intensity Planned Development and Low Density Residential
South	PUD	Low Density Residential
East	A-1	Higher Intensity Planned Development
West	PUD, PCD	Higher Intensity Planned Development

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS

Facilities and Services:

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed zoning is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.
3. Water and sewer service are being provided by Seminole County.

Compliance with Environmental Regulations: The project must comply with the requirements of the W-1 Wetlands Overlay District. An undisturbed wetland buffer averaging 25' and not less than 15' is required landward of the wetland limits.

Compatibility with surrounding development: Currently, the surrounding properties have Low Density Residential and Higher Intensity Planned Development land use designations. The approved Planned Unit Development, together with proposed changes, is compatible with adjacent land use designations.

STAFF RECOMMENDATION

Staff supports the proposed access plan involving shared access with the Clayton property at the approved future intersection. The revisions being proposed at this time are consistent with the future land use designation of the Vision 2020 Plan, and compatible with surrounding land uses. Subject to compliance with Code requirements related to open space, drainage and other development standards, the proposed alterations to the Preliminary Master Plan are reasonable and appropriate to the area.

Staff recommends APPROVAL of the requested modifications to the Preliminary Master Plan, subject to the following:

1. The developer must maintain an agreement with the property owner to the east (Greenway Center South) regarding a joint access road to SR 426. Said agreement shall include, but not be limited to, the following issues:
 - a. Provision of utilities such as water and sewer specifying location, sizes and capacity to serve on each side of the joint access road.
 - b. Aligning the joint access road with the proposed driveway for the development on the north side of SR 426 (Greenway Center North).
 - c. Specifying driveway locations along the joint access road for development on both sides.
2. Residential density shall not exceed 12.4 units per net buildable acre, as defined in the Seminole County Land Development Code.
3. Landscaping and lighting shall be consistent with the standards of the Lake Mary Boulevard Overlay Ordinance, except that lighting height shall be limited to 16 feet.
4. There shall be a 60-foot setback provided adjacent to Mr. Saliga's property to the south, with a 6-foot masonry wall along the common property line.
5. The county's open space requirements shall be met for the entire PUD at 30 percent. Individual lots for the proposed development shall provide at least 25 percent open space.
6. Prior to Final Engineering Approval, the Owner and County staff shall assess the feasibility of utilizing traffic-calming devices along Deep Lake Road.
7. The owner shall install hedges on the east side of Tuskawilla Road where it abuts the project.
8. Within the buffer between townhomes and South Tuskawilla Road, the Owner shall install four 3" caliper oak trees per 100 lineal feet, and understory trees at 10 foot intervals.
9. Tracts I and J are approved for permitted and special exception uses within the C-2 zoning district, with the exception of off-site signage (billboards), mechanical garages, paint and body shops, contractor's equipment storage yard, drive-in theaters, and adult entertainment establishments.
10. Tract K is approved for townhouse use, customary accessory uses, and recreation and open space amenities located in common areas of the development site.
11. The Owner shall provide recreational amenities as shown on the Preliminary PUD Master Plan.
12. A landscape buffer shall be provided as follows between Tract J and Tract K:
 - a. The width of the buffer shall be 10 feet on Tract J and 16 feet on Tract K.
 - b. A 6-foot brick or masonry wall shall be provided along the common property line.
 - c. The buffer on the south (residential) side of the required wall shall be planted with at least 4 canopy trees per 100 linear feet.